051.0	0001	0007.0	1 of 1	Commercial		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,085,200 /	1,085,200
					USE VALUE:	1,085,200 /	1,085,200
					ASSESSED:	1,085,200 /	1,085,200

PROPERTY LOCATION

No	Alt No	Direction/Street/City
727	-733	MASS AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	HIGHROCK CHURCH
Owner 2:	
Owner 3:	
Street 1:	735 MASS AVENUE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: N
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	SAINT ATHANASIUS GREEK -
Owner 2:	ORTHODOX CHURCH -
Street 1:	735 MASS AVENUE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains .067 Sq. Ft. of land mainly classified as Rectory with a Office Building built about 1910, having primarily Brick Exterior and 5020 Square Feet, with 0 Unit, 0 Bath, 0 3/4 Bath, 2 HalfBaths, 5 Rooms, and 0 Bdrm.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	B3	VILLAGE B	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
961	2906.000	445,900		639,300	1,085,200
Total Card	0.067	445,900		639,300	1,085,200
Total Parcel	0.067	445,900		639,300	1,085,200

Source: Market Adj Cost | Total Value per SQ unit /Card: 216.18 /Parcel: 216.18

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct 35367

GIS Ref

GIS Ref

Insp Date 03/03/09

!4257!

PREVIOUS ASSESSMENT

Parcel ID: 051.0-0001-0007.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	961	FV	445,900	0	2,906.	639,300	1,085,200		Year end	12/23/2021
2021	961	FV	445,900	0	2,906.	628,400	1,074,300		Year End Roll	12/10/2020
2020	961	FV	445,900	0	2,906.	617,500	1,063,400	1,063,400	Year End Roll	12/18/2019
2019	961	FV	425,000	0	2,906.	581,200	1,006,200	1,006,200	Year End Roll	1/3/2019
2018	961	FV	425,000	0	2,906.	508,600	933,600	933,600	Year End Roll	12/20/2017
2017	961	FV	425,000	0	2,906.	399,600	824,600	824,600	Year End Roll	1/3/2017
2016	905	FV	425,000	0	2,906.	399,600	824,600	824,600	Year End	1/4/2016
2015	905	FV	226,900	0	2,906.	218,000	444,900	444,900	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	00:16:24

LAST REV

Date	Time
03/11/16	09:39:07
mmcmakin	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT. 4257

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
SAINT ATHANASIU	1312-98		12/7/2005	Portion-Asst	1,825,000	No	No		
	15318-577		11/1/1983		275,000	No	No		Y

USER DEFINED

Prior Id # 1:	35367
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
8/19/2011	892	Demoliti	32,000					DEMO KITS & BATHS
9/17/2008	1145	Redo Bat	15,800	C				re-do 2 baths/kitc
4/1/2002	236	Sign	100	C				
3/17/1998	140	Manual	3,000	C				PARTITION OFFICE
9/15/1997	549	Manual	23,000	C				REROOF

ACTIVITY INFORMATION

Date	Result	By	Name
4/25/2012	Info Fm Prmt	BR	B Rossignol
3/3/2009	Meas/Inspect	197	PATRIOT
4/21/2000	Meas/Inspect	197	PATRIOT
10/12/1997		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
961	Rectory		2906		Sq. Ft.	Site		0	44.	5.00	CG									639,320						639,300	

Total AC/HA:	0.06671	Total SF/SM:	2906	Parcel LUC:	961	Rectory	Prime NB Desc	COMM GD	Total:	639,320	Spl Credit		Total:	639,300

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	71 - Office		
Sty Ht:	2 - 2 Story		
(Liv) Units:	0	Total:	0
Foundation:	3 - BrickorStone		
Frame:	2 - Steel		
Prime Wall:	7 - Brick		
Sec Wall:			%
Roof Struct:	4 - Flat		
Roof Cover:	4 - Tar & Gravel		
Color:	BRICK		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1910	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G10	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	10		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	5 - Lino/Vinyl		
Sec Floors:	4 - Carpet	50	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	50
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	0

BATH FEATURES

Full Bath		Rating:	
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	2	Rating:	Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:		Rating:	
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	28.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	28	%

CALC SUMMARY

Basic $ / SQ:	105.00
Size Adj.:	0.99920321
Const Adj.:	1.00769961
Adj $ / SQ:	105.724
Other Features:	9007
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	619353
Depreciation:	173419
Depreciated Total:	445934

COMMENTS

HIGH ROCK CHURCH.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	2

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	5	BRs:	0	Baths:		HB	2

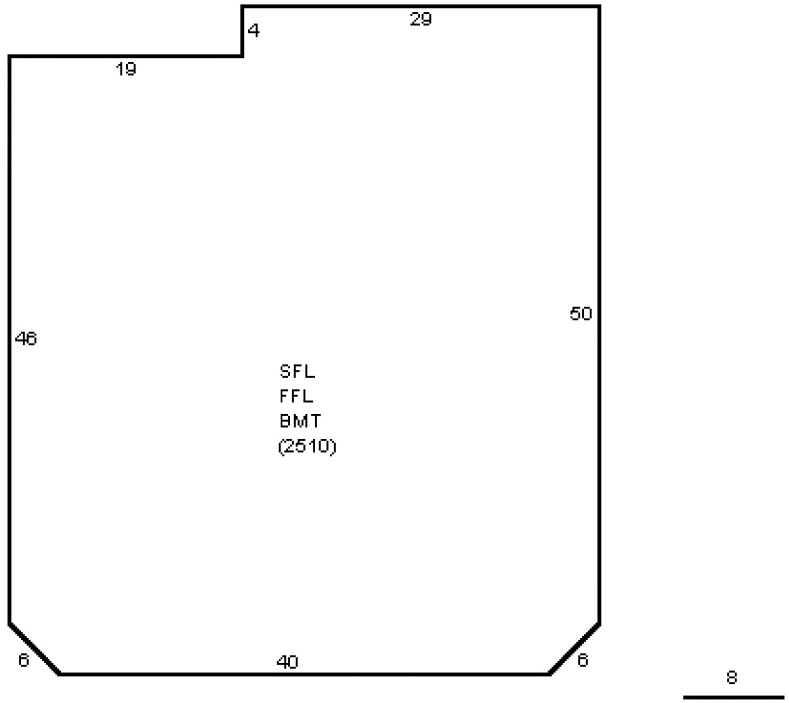
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
2	2		2
1	1		2
Totals			
3	5		

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	2,510	31.720	79,610
FFL	First Floor	2,510	105.720	265,368
SFL	Second Floor	2,510	105.720	265,368

Net Sketched Area:	7,530	Total:	610,346
Size Ad	5020	Gross Area	7530	FinArea	5020
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
SFL	100	OFB	100	A	3

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:	1.00	Before Depr:	105.72
Special Features:	0	Val/Su Net:	59.22
Final Total:	445900	Val/Su SzAd	88.82

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

051.0-0001-0007.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	